

Canada

Western Canada LANDS



Tracksell, Anderson & Co.
REGINA, SASK.

EXPLANATION OF
CROP PAYMENT PLAN

**Good Water, Good Soil,
Good Neighbors, Near
Churches and Schools
And in Local Improve-
ment Districts : : :**

FOR FURTHER PARTICULARS

WRITE OR CALL ON

**TRACKSELL, PRICE,
ANDERSON & CO.**

REAL ESTATE, LOANS

REGINA

SASK.

MONEY TO LOAN ON IMPROVED FARMS

Crop Payment Plan

In view of a number of men who wish to acquire farms in Saskatchewan, but have not sufficient capital to purchase lands under the usual terms of one-quarter cash and the balance in four or five payments, we have decided to offer some of our choice lands in Saskatchewan for sale on the Crop Payment Plan, and submit the following as

Some of the Advantages To Be Derived by the Purchaser Under This Method : : : :

Under the ordinary Agreement for Sale the payments must be made on stated dates, usually commencing one year from date of purchase.

This makes the second payment due before anything has been produced by the farm, and the third payment eats up the first year's crop.

By the Crop Payment Plan the purchaser pays a small amount of cash down and agrees to break up and crop a stated amount of the

land each year until the whole is under cultivation. All subsequent payments of principal and interest are made from a share of the produce of the farm, and so long as the agreement re cultivation is lived up to, the purchaser runs no chance whatever of having his contract terminated.

The outfit necessary for the proper working of a farm bought under this plan is that usually employed by a tenant farmer. The purchaser agrees to deliver One-Half the wheat grown on the land to the order of the vendor at an elevator agreed upon, and the amount received from sale of same is at once applied in reduction of the liability, and in event of a crop failure no payment is due (under straight contract a payment must be made no matter how good or bad the crop may be.)

**IT IS A CASE OF
NO CROP, NO PAY**

The Tenant Farmer

Pays One-half the crop each year for the use of the land and at the end of ten or twenty years has not one cent's interest in the farm.

THE
Purchaser Under Straight Agreement

May make four or five payments and lose the farm owing to crop failure and his inability to make the next payment.

THE
Purchaser Under Crop Payment Plan

Increases his interests in the farm each year by the amount the farm pays towards its purchase, and the land must eventually belong to him if he lives up to the cultivation clauses of agreement and delivers share of crop, be it large or small, as agreed upon.

AND

Under the Crop Payment Contract, the purchaser has the privilege of paying the whole amount at any time under the agreement, or of mortgaging the farm and paying off the amount due.

**All Our Land is Within 7 Miles of
Railway and in well-settled Districts**

2,000,000 bushels of Wheat shipped from these Elevators in one year—more home raised grain than has ever been shipped from one point

A slight evidence of what the country may do



Indian Head Elevators

The Greatest Initial Wheat Shipping Point in the World

1310)

AS a producer of the world's bread-stuffs, the farmer ranks first among all others in the importance of his labor, and it is natural that he should wish to expend this labor in a field and in a manner that will bring the best results. The great prairies of the Western States were for years considered the ideal field for his operations, and great results have been attained there in the raising of that most important of breadstuffs,

"WHEAT"


The low price for which the land could be secured, the ease with which it was brought under cultivation, and the great yields received were factors that, united, have made the farmers of the West what they are today—the most prosperous class of people in the world.

In the early eighties that part of Western America embraced in what is now the two Dakotas, Minnesota, Kansas and Nebraska was a huge wilderness of grass, only waiting for the plow-share to develop it into the greatest source of wealth that the nation possesses. Soon after, however, the great possibilities of these districts were realized, and the farmers of all nations poured into the country to secure their share of the prosperity that resulted, and in a few years, so great was the development of the country, so enor-

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mous the acreage under cultivation, that students of the nation's resources began to fear for that time when there would be an enormous over production of wheat that would overthrow the prosperity of the entire West. Yet today, when nearly the whole of that enormous prairie is in cultivation, so great has been their growth in population, *the United States is in a condition to export less wheat than at any time during the last two decades*, so that the nations of Europe are now compelled to look towards the prairies of Canada for their future supply. This is the nation's opportunity.

Are we able to meet this demand? A mere glance at our enormous acreage of uncultivated wheat land, a consideration of the price and terms upon which the land can be secured, and the record of our past yields, are sufficient to convince anyone that we are more than able to do it. We have the acreage of tillable land, the soil, and the climate, *we must have the farmers.*



Western Canada

The great wheat section of the Western States having, as before mentioned, been practically all brought under cultivation, or raised to such high value, it cannot be considered by those wishing cheap homes, or by the investor who wishes to turn his money over rapidly. Practically all the wild lands in that district that were once available for homestead entry have been taken up, and those that the railway companies were putting on the market are now in the hands of private individuals and have reached such a value that they are *out of the question from an investment standpoint* or for actual farming operations so that the eyes of the entire world are now being turned towards Western Canada. Conditions here are identical to those prevailing in the Western States 25 or 30 years ago, only our yields per acre are much larger than those the States produced during a comparative period. *Millions of acres of wild lands ready for the plow* are available and may be secured at such a figure as to make it an ideal investment for the actual farmer or the speculator, and on such terms as to be within the reach of anyone with a few hundred dollars in cash, so that it is but natural that the future 20 years will see a development here even greater than that which occurred in the Western States during a like period. The world already knows just what such

land can and will produce, and has seen the wonderful development of the great prairies of the Western States, of which ours are but a counterpart, and thus realize the enormous opportunity that Western Canada offers. With our great wheat yield and immigration doubling yearly, it needs no great prophet to make one realize what the ultimate results will be. Already the land is advancing in leaps and bounds, and it is a question of but a short time when it will be out of the reach of the homeseeker of small capital, or the investor or speculator with an eye to turning his money quickly. During the past three years our wild land has advanced from \$3 to \$5 per acre annually, and this condition is sure to continue until the land reaches its actual value from a productive standpoint. Today Western Canada has within its boundaries the *last available wild wheat lands* on the continent. *Today she offers the last opportunity of securing cheap homes, the last chance for the speculator* in lands of this nature. The time to take advantage of it is NOW. "Some other time" will be too late.

1,000,000 ACRES

Land such, as this \$10.00 to \$20.00 per acre. If properly cultivated will yield 30 to 40 bushels of wheat per acre the first year after breaking



Steam Plowing in Saskatchewan—A customary method of preparing the soil

Saskatchewan's Famous Districts

Indian Head

To the present settler the mere mention of Western Canada is all that is necessary to bring to his mind the fame of the Indian Head district, and it indeed has a national reputation from the wheat growers' standpoint, holding the record for all Canada not only in the bulk amount produced, but especially in the yield per acre. In fact Indian Head alone, a town of about 1,800 people, ships annually *more home raised grain than any other point in the world*, which fact itself is sufficient indication of the richness of the surrounding lands. This is not due to the richness of soil alone, but also to the excellent class of settlers there, and the scientific manner of farming in vogue. The soil is a rich black vegetable mould, from eighteen to twenty inches in depth, under which is a heavy clay of great depth, making the strongest combination possible for wheat raising, proven by the immense yield the district has produced during the past fifteen years—a return of forty bushels of wheat per acre is usual, fifty bushels not uncommon, and as high as sixty bushels per acre have been produced.

A portion of the district north of the railway has been cultivated for the past fifteen or twenty years, and its results may be seen in the splendidly cultivated farms with magnificent dwellings, worth now from \$45 to \$60 per acre, the property of men who, but a few years ago, came into this country with little or nothing with which to start; and the fame of their success now extends from one end of Canada to the other, as today the Indian Head district, is known and spoken of wherever the West is mentioned. Situated as it is on the main line of the Canadian Pacific Railway, its shipping facilities are of the very best, and the Government Experimental Farm, located just outside of the limits of Indian Head is of special value to farmers of this district.

As would naturally be expected, the land in this the most famous wheat raising district in all Canada, has reached a higher value than that of other districts, although the very cream of it, that lying to the north of the track, may still be purchased at from \$40 to \$55 per acre, and it requires but a glance at the government table of yields, on another page, and a slight consideration of the above figures to convince anyone of the fact that these prices are not one half of the real productive value of the land. In the southern part of the district the soil is of a lighter nature than that part north of the track, slightly rolling, much newer,

This field of Wheat yielded 52 bushels per acre in 1905, and in 1906, without having been plowed (sown on stubble), yielded 38 bushels per acre

Can produce affidavit to verify this



Saskatchewan Wheat Field—Elevators in Distance

and therefore not nearly so well cultivated; and here excellent farms may be secured at from \$25 to \$40 per acre, and yet such land is yearly producing from 30 to 40 bushels of wheat per acre. But little wild land is available except quite a distance west of the town, this being partly covered by lumber and suitable for mixed farming, which, when cleared however, is most excellent for wheat raising.

The Arcola Line

Situated along what is known as the Arcola-Regina extension of the Canadian Pacific Railway, this district may be considered as extending from Stoughton on the south east to Kroneau on the north west, reaching twenty miles on either side of the railway, making one of the largest districts in the West, and one that is forging ahead with great strides. Some idea may be gathered as to the physical nature of the surface of this land when it is known that *this particular piece of railway is the longest piece of straight railway in the world*, so that the land it traverses must necessarily be extremely level.

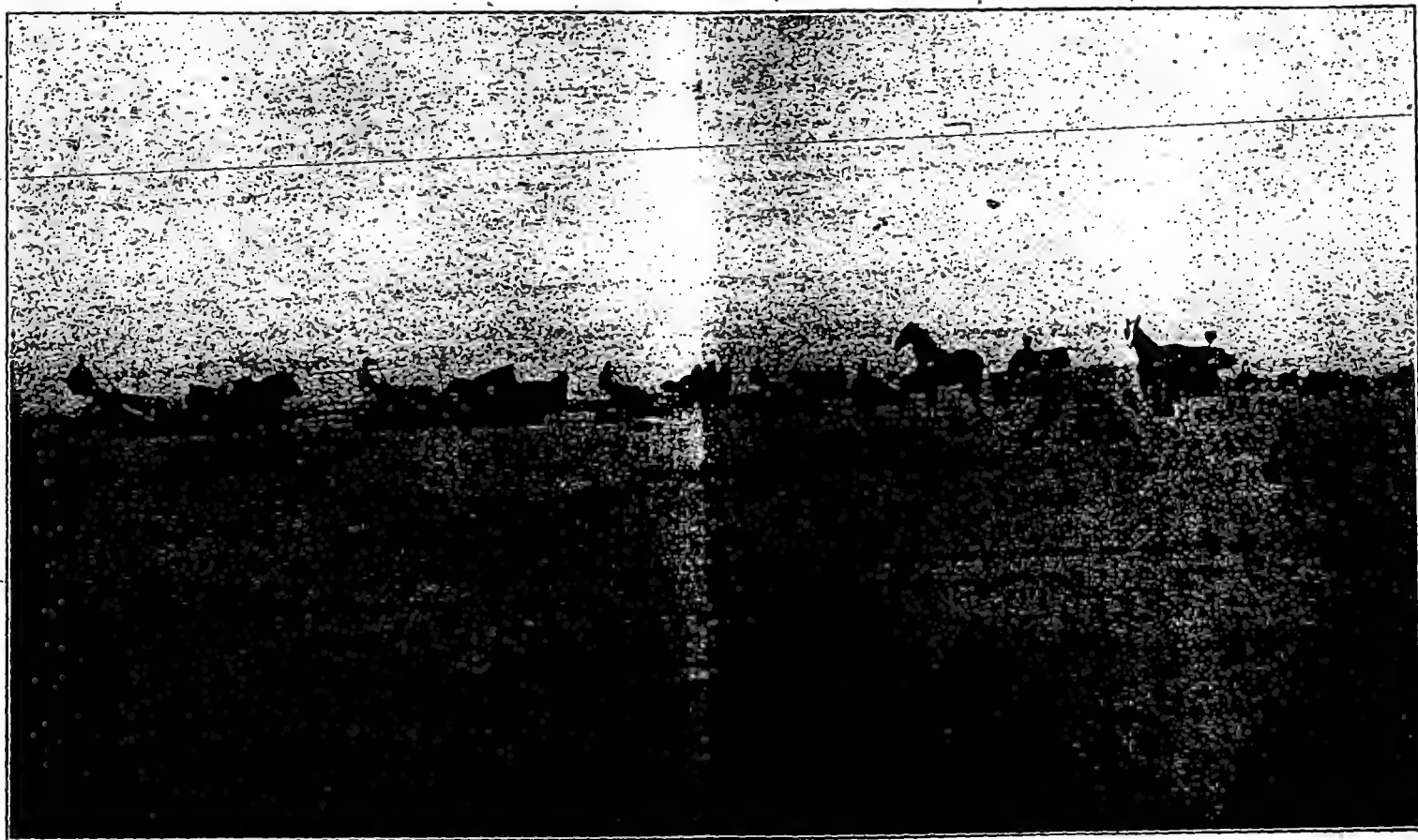
This land is being rapidly brought under cultivation by the steam plow, the four horse sulky and the more primitive ox team and walking plow, although at the present time thousands upon thousands of acres now in grass are lying idle, needing only the plowshare and disc to turn them into veritable granaries of wealth.

The general surface of the country is level or slightly rolling, with brush, or coulee, with an occasional small slough, the soil a deep clay loam with a heavy clay subsoil, making it drought resisting to the greatest degree, easily broken, and producing crops almost equal to those of the Indian Head district, which may be considered remarkable considering the newness of the district. In fact the settlers are merely repeating the history of the Indian Head district in the result of their efforts.

At the present time daily trains are running on this line between Brandon and Regina, while the Canadian Northern Railway to the north is rapidly nearing completion, and will be in operation by November 1st, 1907. The Grand Trunk Pacific have a survey between these two lines, and the Great Northern to the south of the Canadian Pacific Railway, thus giving the best possible marketing facilities for the entire district; a matter of the greatest importance to the settler, and a condition that is rarely encountered in the newer west. Good schools are available, and religious services are within the reach of all.

Considering the excellent marketing facilities, the quality of the soil, the reputation of the district during the last five years, and its production of crops, the prices of land are very low; being \$15 to \$18 per acre for wild land, while that partly under

A Familiar Scene in Western Canada



Cutting Wheat

cultivation may be purchased at from \$20 to \$25 per acre, depending of course on its location and the amount of improvements upon it. When one considers the fact that the average land in the district, during the last five years has produced from 30 to 40 bushels of wheat per acre, it is easy to realize how very low these prices really are.

The usual terms of purchase are from \$3.00 to \$6.00 per acre cash and the balance of the purchase price, extended over a period of years.

Regina

This is one of the older districts of the province, a large proportion of it being already under cultivation, with an excellent reputation for crops extending over a period of ten or twelve years. It has an enviable location from the standpoint of transportation, for besides the railways already mentioned it is also tapped by the Soo Line to the South, making a direct railway communication with the Northern States, a great boon to the settlers from that part of the republic, and the G.T.P. have a line now surveyed from this point North West to their main line, which is to be constructed in 1908.

The land for *miles in every direction* is perfectly level, no brush or timber of any nature and the soil a clay loam of practically unlimited depth, of a much heavier

nature than that of Indian Head or the Arcola Line, extremely rich, with the greatest possible wearing quality and which has *produced from 30 to 40 bushels of wheat per acre* during the time that it has been in cultivation.

Quite a quantity of wild land is still available, which may be secured at from \$17.50 to \$22.00 per acre—such land being of as high a grade as any in the district.

Some exceptional opportunities are to be had here by those settlers desiring improved or partly improved farms, as such farms may be secured now from \$25 to \$40 per acre depending of course on location and amount of improvements, as it is a certainty that in the near future this land will have risen to twice its present value. One needs only to drive through this district and see the splendid cultivated land, the homes and farm buildings, to fully understand the extraordinary prosperity that has attended the efforts of the farmers, who, in most cases started here in very humble circumstances, but who are now earning from \$8 to *\$10 per acre above all expenses* as a result of their farming operations.

The city of Regina itself is the Capital of the province with a population of 10,000 people, and one of the most rapidly growing and prosperous cities in the entire West, with beautiful private and public buildings, handsome houses, paved streets,

waterworks, electric light system, and is destined, from its geographical and financial position, to be one of the greatest wholesale and distributing centres in Western Canada.

The civic authorities have with commendable foresight reserved valuable inside property for public parks and the Provincial Government have made appropriation for costly parliament buildings to be erected at once, thus making it one of the most up-to-date and desirable business and residential centres in Canada.

Owing to the rapid growth of the city and the settlement of the surrounding districts a great deal of money is being made by those investing in property within its limits.

Moose Jaw

This may be considered as a continuation of the Regina district, being similar in nature as regards soil, the general lay of the land and age of the district. Between the cities of Regina and Moose Jaw is *a vast level plain* partly cultivated, with heavy black loam of exceptional richness of from three to six feet in depth, which in the past eight or ten years has been yielding large crops. To the west and south of Moose Jaw the land becomes slightly rolling and the soil is of rather lighter nature although of excellent qual-

ity for wheat raising. To the north and north west, a distance of from 50 to 75 miles to the Saskatchewan river, the land is similar to that surrounding the city, being a heavy clay loam with clay sub-soil and slightly rolling, sparsely settled on account of the fact that up to this time shipping facilities have not been available. At the present time, however, a railway is being constructed north west from Moose Jaw, crossing the Saskatchewan river 75 miles from the city at a point known as the Elbow, and from there traversing Goose Lake and Eagle Lake countries through Alberta. The country from a point, say 15 miles south of Moose Jaw to the international line, is an immense prairie, a large portion of which is still unsurveyed, although it is anticipated that the entire country will be surveyed before the first of January, 1908. Here may be found excellent conditions for wheat raising or mixed farming.

The wild lands immediately adjacent to the city of Moose Jaw are about the same price as that near Regina, being \$17 to \$25 per acre, and the same may be said of that cultivated and partly cultivated. In the Elbow district, from 20 to 75 miles north, the prices range from \$14 to \$18 per acre for wild lands and from \$18 to \$25 for partly cultivated. Similar prices are asked for land south of the city to the unsurveyed portion.

The city of Moose Jaw has a popula-



"The Frozen North"

Bed of Sweet Pass near Indian Head in full bloom, October 12th, 1905

tion of 10,000 people, rapidly increasing, with pretty houses, solid and substantial business blocks, splendid public buildings and is the divisional point of the Canadian Pacific Railway, which Company have erected large repair shops, employing scores of men.

It is the terminal of the Soo line to the south, the Canadian Pacific Railway extending north west into Alberta, and is the point first reached by a great many of the settlers from the Northern States, coming in over the Soo Pacific line.

A great deal of money is being invested in the city with splendid results, as values of property are increasing rapidly.

Saskatoon

This district, though comparatively newer than those formerly mentioned, has become very prominent in the eyes of the landseeker during the last three years, owing to the large tracts of land just opened up within its west and south-west portions, the immense amount of immigration into it and the correspondingly rapid increase in population. It may be considered as extending from 20 miles east of Saskatoon, and from 100 to 150 miles west and south-west, embracing what is known as the Goose Lake and Eagle Lake countries; the two latter having been brought prominently before the public during the last two years.

Here is found a larger percentage of wild lands than in probably any point in the province, there being practically *millions of acres of beautiful, level, clear prairie* of the richest quality of soil being a deep clay loam with a heavy clay subsoil, untouched by the plow and with wonderful possibilities for the farmer and investor.

A great percentage of this district, especially the Goose Lake and Eagle Lake countries has only, one might say, been on the market during the last couple of years and consequently the population is as yet not so large comparatively, as in other districts and the land in these parts has not as yet reached such high value as in older districts for this reason, and from the fact that the various railroads surveyed through them have not yet been completed and it will be a year or two before transportation facilities are as good as could be desired. There is no question as to the great boom that this part of the district will have when its various railways are completed.

Large blocks of land selected by experienced and competent land inspectors are yet available for speculation, while the smaller tracts may be secured by the small farmer for his operation, or for the investor. Owing to the comparative newness of the district, land has not yet reached a very high value, improved and partly improved land near Saskatoon being from \$20 to \$30

per acre, while wild land there may be purchased for from \$15 to \$20 per acre. The cultivation that has been done during the past few years however, has resulted most favorably, the yields produced being equal to that of the older districts of the Province.

In the Goose Lake and Eagle Lake countries very little land is under cultivation, and none for sale, but wild land of the very best quality, may be secured at from \$10 to \$15 per acre, and which is sure to double in value during the next three years, owing to the *vast amount of arable land*, the *superior quality of soil*, and the immediate construction of railways, opening the country for settlement—presenting *a great opportunity for investment*.

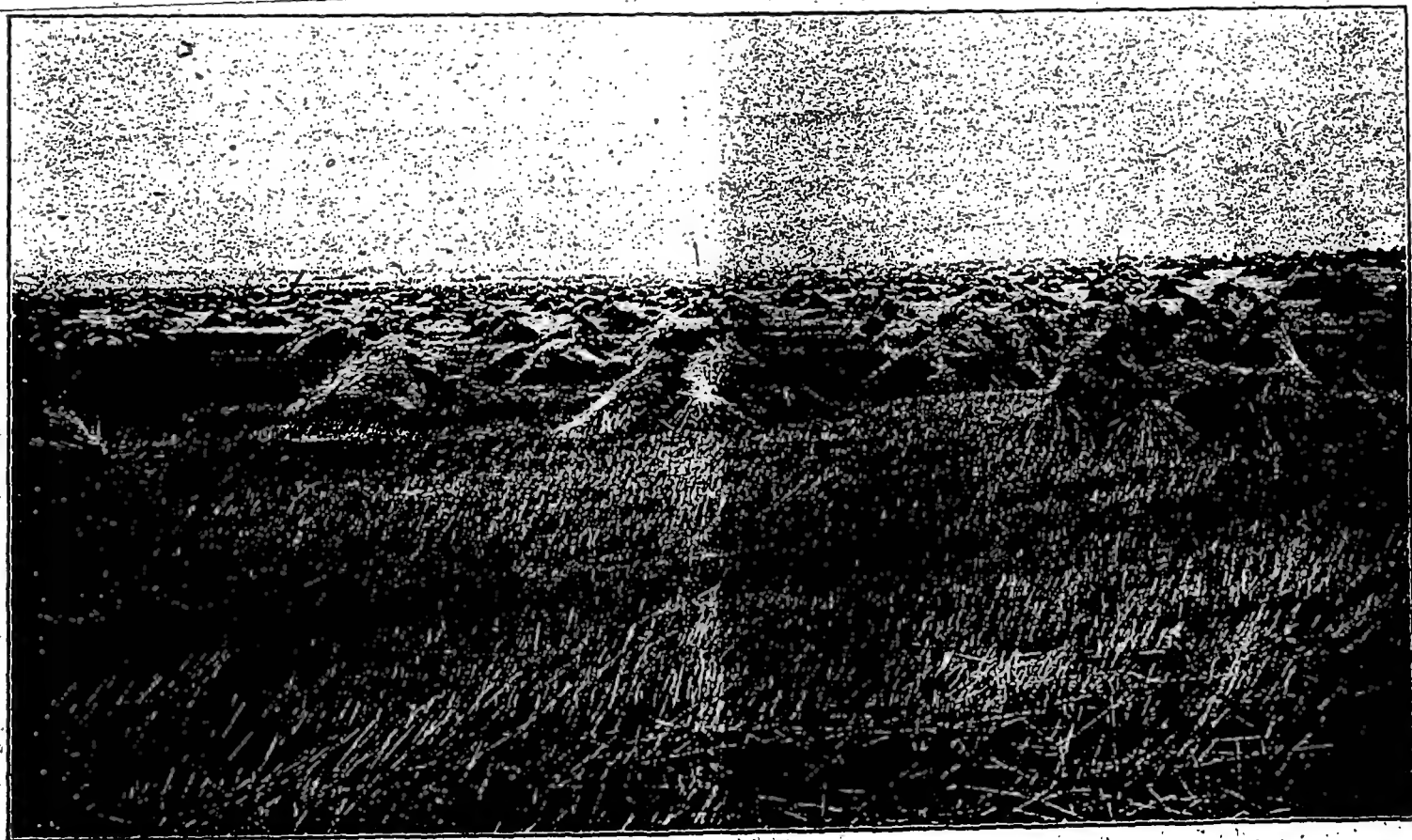
The city of Saskatoon, which may be termed the headquarters of this district, is situated about 160 miles North of Regina on the banks of the Saskatchewan River, and is one of the most progressive and rapidly growing cities of Canada, having a population at the present time of about 5,000 people. Its position is most favorable, for besides the advantage of river transportation, it is the junction of the Canadian Northern Railway, the Canadian Pacific Railway and the Grand Trunk Pacific Railway, *three great transcontinental lines*, so that it is destined to become in the near future one of the most important cities in the province; a great distributing centre,

and a city of great beauty. Already a large number of financial concerns are erecting magnificent buildings there. At the present time it is the usual outfitting place for intending settlers for the immense country to the West of it, and one of the busiest cities in the Province. Owing to its favorable position and its rapid though natural growth it presents splendid opportunities for investment in its city property.

Soil

The physical nature of the prairies of Western Canada is similar to that of the Western States, being huge prairies, either level or slightly rolling, broken in some few places by small patches of timber and creeks, while the general character of the soil is a *heavy clay loam* with a sub soil of clay, making it draught resisting to the greatest degree. This soil is easily worked and possesses but little of the sticky qualities that are so often prevalent in such heavy land. In these districts this loam is from eighteen inches to six feet in depth, providing an everlasting source of wealth, and many instances may be shown where the land has been under constant cultivation, producing nothing but wheat, for the last twenty years, and which last year yielded as high as *40 to 50 bushels per acre*, thus proving its great wearing qualities. As to the average production, the table on another page will give you a general idea. During the last few years

Wild Land That Will Produce Crops Like This From \$10 to \$20 Per Acre



Part of 1,000 acre field of wheat in Saskatchewan yielded 50 bushels per acre

a yield of from 40 to 50 bushels per acre and in some isolated cases *as high as 60 bushels* was not unusual and the *average* for the districts during the last seven years has been about 30 bushels per acre, a record not equalled by any other country under similar conditions. A failure of a crop during this period has been unknown and with the scientific method of farming that is followed here, even though the rain fall should be small, *a total failure* would be almost *impossible*. No manure or fertilizers are ever used, as that would result in a growth too rank to be easily handled and the soil in its native state is rich enough for any purpose, possessing a large percentage of the qualities so necessary for wheat growing, and needing nothing but cultivation to produce a yield that cannot be excelled on the continent. It is acknowledged by all conversant with the subject that nowhere else in all Canada may there be found a soil of similar quality; and the prices of land in these districts are yet within reach of the home seeker.

Climate

The idea that Western Canada is a land of perpetual ice is being rapidly dispelled, and justly so, as the absurdity of the thought is easily apparent to one knowing the true condition. It is not to be denied that our winters are cold (this must be expected in a latitude such as this), but

they are not so severe as the winters of the Northwestern States, not nearly so disagreeable as those of Eastern Canada, nor are we subject to the ordinary fall of snow in either of these places, or to the severe blizzards that prevail in the Western States. The winter air is so dry and crisp that a temperature of 30 degrees below zero is not nearly so severe on the human being as 10 degrees below would be in Eastern Canada or the Middle States, where the air is of a much damper nature. The winter days are invariably bright and clear, making them pleasant, whatever the temperature may be. Spring opens about April 1st, followed by long, warm summer days and cool nights with very little extremes of temperature, and it is the effect of these cool nights that produces that grade of No. 1 hard wheat for which we are noted. No matter how hot the day, one can always spend the night comfortably under light blankets, a veritable boon to those accustomed to the hot, sleepless nights of the East. Our falls cannot be equalled anywhere, being long and dry, with bright, sunshiny days extending far into the "lap of winter," as it is usually Christmas before we have any snow or cold weather worth noting, making the winters comparatively short in any event. Those damp, chilly winds so prevalent in Ontario and the Middle States are unknown to us, and the disagreeable features of the "Dakota Blizzard" are seldom experienced. It is hardly neces-

sary to mention that this climate is extremely healthful, as such clear, dry air invariably is, and scores of instances may be quoted where persons suffering from asthma and similar afflictions have been permanently cured here in a short time, and in every case a positive relief from troubles of this nature is felt almost immediately on arrival.

Fuel

There is very little native timber in the wheat growing districts of Western Canada except along the small creeks and rivers, so that coal is depended upon almost exclusively for fuel purposes. This may be found in large quantities in Southern Saskatchewan near the boundary line and mines are now being opened up by the Provincial Government, near Eagle Lake and Goose Lake, while large mines of the very best quality of bituminous and anthracite are being operated in the neighboring province of Alberta.

Results

A short synopsis of the results of the ordinary farming operations in Saskatchewan will be of interest. The figures given are gathered from the experiences of a large number of actual farmers who have started with small capital. It will be noted that the cost of the land is the average price quoted, and the yield per

acre, as well as the price of the wheat, are the averages during the last six years on new land. The following table shows the net results of two years' operations on a half section, 320 acres, the average tract of land of the small farmer. This land was purchased at \$15 per acre, \$3 per acre cash, and the balance in four annual instalments:

First payment, 320 acres at \$3	\$ 960
Breaking and discing 320 acres at \$5	1600
Second payment and in- terest	1170
Buildings first and second year, say	2000
Raised 300 acres of wheat, 30 bus. per acre, 9000 bus. at 60 cts. per bushel	\$5400
20 acres of oats, 70 bus. per acre, 1400 bus. at 25 cts. per bushel	350
	<hr/>
	\$5730 \$5750

From this you will note that the farm has paid its own way. We have allowed \$1600 for breaking and discing the land, the same as a settler would have to pay were he to hire it done. This amount will certainly more than bear all costs of the work, counting living expenses, wear and tear on horses, machinery, etc. The settler now has



—Threshing Scene—Saskatchewan—3,000 bushels per day

320 acres of land valued at \$25	
per acre	\$8000
Less amount due on the land, 320	
acres at \$6 per acre	1920
	<hr/>
<i>Surplus for two years' operations</i>	\$6080

The farm is now on a paying basis, the settler has a splendid home all under cultivation, a good yearly income, and as far as the future is concerned is thoroughly independent, and all this from a cash outlay, exclusive of buildings, of a little over \$2000. The buildings of course, are a matter of choice, and he may spend in this way just what he pleases.

COMPARE THESE RESULTS WITH
THOSE OBTAINED FROM SIMILAR
INVESTMENTS IN EASTERN CAN-
ADA OR THE STATES.

Statement of operations on an 800-acre
farm for 1905, three miles from Indian
Head:—

General expenses for the year	\$2551	
Interest on \$3000, investment in horses, imple- ments, etc.	240	
By 12203 bushels of wheat sold		\$7267 67
By 3000 bushels of wheat on hand		1650
By 5500 bushels of oats (not includ- ing feed)		1650
By sundry receipts		560
NET SURPLUS FOR THE YEAR'S OPE- RATIONS	\$8336 67	
	<hr/>	<hr/>
	\$11127 67	\$11127 67

This farm has been under constant cultivation for the last eighteen years, and the owner, in an inventory taken last January, placed it at a valuation of \$40 per acre. His profits therefore, were over 25% of the valuation, and he is willing to take his oath as to the accuracy of the above figures. COMPARE THIS RESULT WITH THE FARMS OF ONTARIO AND THE STATES VALUED AT FROM \$100 TO \$200 PER ACRE.

A farmer living in Western Canada during the past five years writes: "Five years ago I purchased a quarter section of land near my home for \$1000 cash, and since that time I have sold grain raised from it to the value of \$8364, that is an average of \$1750 per year. Two years ago I purchased 760 acres of improved land in this district, paying for it \$17000 cash. This land I rented to another party, and during these two years I have cleared from this land alone \$8500, thus it has returned one half of its cost in that time."

**COMPARE THESE RESULTS
WITH INVESTMENTS OF SIMILAR
AMOUNTS IN ANY COUNTRY ON
THE GLOBE.**

Price and Terms.

One of the first questions usually asked by the prospective settler is in regard to the price of the land and the terms upon which it can be purchased, factors of the greatest importance in his plans, and in this respect we can offer most favorable conditions. The prices of land in these districts are as low as any now in Western Canada in districts of a similar nature, and cheaper than any when one compares the distance from the market and the shipping facilities, the price of wild lands being from \$10 to \$20 per acre, depending of course upon the location and

quality, the average being about \$15.00 per acre. The usual terms are from \$3.00 to \$6 per acre cash and the balance in five or six annual instalments, with interest at six per cent, a plan which enables anyone with a small capital to secure a foot hold. There are thousands of acres of A1 wheat land available, and when one considers that this land if properly cultivated will the second year yield *from 30 to 40 bushels per acre* of wheat, the great opportunity for investment is easily seen and one can realize why it is that our farmers are so unusually prosperous, and why the land is being bought up so rapidly by the investor of a speculative tendency. Partly improved land, that is, land upon which a small amount is cultivated and upon which there are small buildings or possibly none at all, may be purchased from \$18.00 to \$25 per acre, depending of course upon the location and the amount of improvements. The usual terms in such cases are from \$5 to \$7 per acre cash, the balance to be paid in the same manner as mentioned for wild lands.

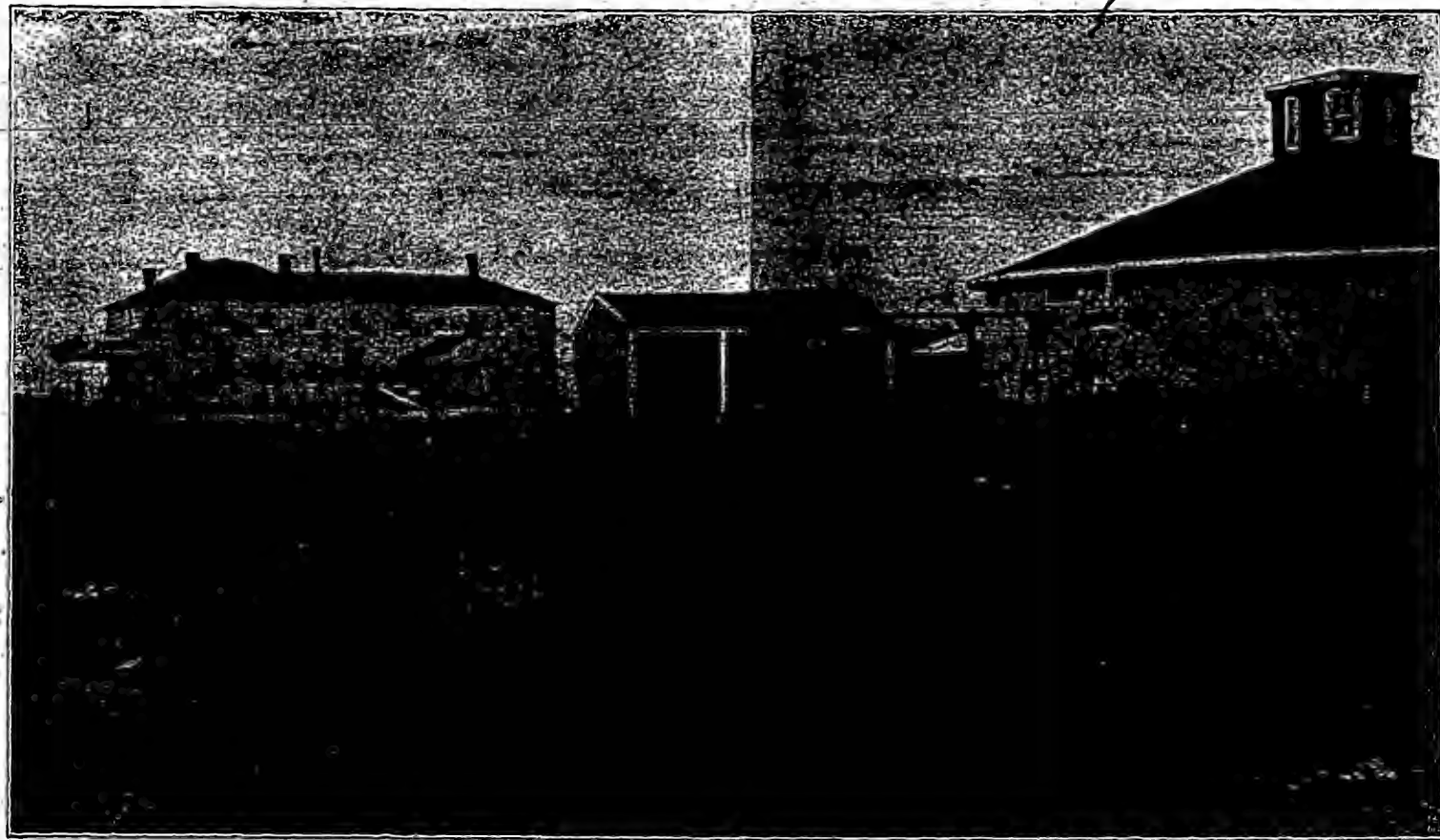
For actual farming operations the usual plan is to purchase wild lands or those upon which small improvements have been made, making as small a cash payment, as possible and using whatever extra spare money one has in making improvements. For speculative purposes the wild lands are the best, and as before stated, an advance of \$2 or \$3 per acre

within a few months is not at all unusual and prices are rapidly going upward. One of the best plans for speculative purposes is to purchase wild lands, break up say 1-3 during the first season and place it in shape for a crop. This work will cost about \$5 per acre, but every dollar placed on the land in this manner will bring \$2 of an increase in value. For instance should a section be purchased and 200 acres be broken the first year the cost would be about \$1000, but it will increase the value of the whole section for selling purposes at least \$4 per acre, as then it may be sold as a cultivated farm. The average speculator does not expect to make more than the first payment as he is almost sure to resell before the first year, whilst the farmer need not anticipate making more than two payments, for from that time on, the land, if properly cultivated, should not only pay for itself, but also yield a good profit besides. This is *an opportunity that seldom presents itself* to the man of small means, and from the standpoint of the actual settler or speculator no better condition could prevail. *This is the time to buy.* Immigration is pouring in from all countries in great streams, the whole country is in a prosperous condition, optimism is everywhere prevalent and values are rapidly increasing. *Break away from the old ties, the old ideas and share with us the prosperity that the country offers.*

Five Years Average Yeild Per Acre
of Wheat, Western Canada
and Western States

Minnesota	15.1
Iowa	14.8
Missouri.....	12.2
Kansas	13.3
Nebraska	13.3
South Dakota	11.6
North Dakota	13.6
<i>Indian Head</i>	27.4

An Evidence of Prosperity



Farm Buildings Near Indian Head

Indian Head Experimental Farm

The Dominion Experimental Farm near the town of Indian Head is of the greatest assistance to the farmers of this part of the west and especially to the newcomer without the practical experience of handling our soil. It has been established for about fifteen years and is one of the largest and is considered one of the best experimental farms controlled by the government. The superintendent is a man who, in addition to his position, has been a successful farmer in this district for 20 years, and is therefore practical as well as scientific. Yearly bulletins are issued showing the results of experiments of various grains, roots and grasses, describing varieties and methods of cultivation and a vast amount of other information of interest to the farmer. Annual excursions to the farm from all parts of the Province are arranged by the government, which every settler may take advantage of and thereby secure a practical knowledge of the work here, both by actual inspection and from lectures provided for that purpose. The figures given below are extracts of their reports and show a good comparison of results of the different experimental farms in Canada. Any other information whatever regarding the methods of farming, yields, etc., may

be secured from the superintendent upon application and all callers are shown the greatest consideration, so that it may easily be seen what great advantage such an institution is to surrounding districts.

YIELDS PER ACRE OF WHEAT, OATS AND BARLEY ON THE GOV- ERNMENT EXPERIMENTAL FARMS OF CANADA.

Average of five years, 1901 to 1905
inclusive:—

	Ontario	Manitoba	P. C.	Indian Head
Wheat (Red Fyfe)	28.28	35.28	33.9	40.17
Oats (Banner)	74.28	104.6	62.26	114.19
Barley (Odessa)	53.44	55.44	49.42	65.16

Recapitulation

A brief consideration of the arguments presented in this booklet should be sufficient to convince anyone of the opportunity that these districts offer:

First — A large area of wheat lands must be opened up in order to supply the world's constantly increasing demand. **WESTERN CANADA ALONE CAN SUPPLY THIS LAND. IT IS "THE LAST WEST."**

Second — It is essential that the new settler or investor should place his money or labor in a district where success is certain. **THESE DISTRICTS HAVE PROVEN THEIR SUCCESS BY YEARS OF PRACTICAL OPERATION.**

Third — In purchasing land the best only should be secured and land that will bring the greatest results.

THESE DISTRICTS HOLD THE RECORD FOR ALL CANADA IN YIELDS.

Fourth — Upon the size of one's purse usually depends his investment. Either the man with a small capital or the speculator wishes to secure the land in as easy as possible a manner.

THESE LANDS MAY BE PURCHASED UPON THE MOST REASONABLE TERMS.

Fifth — In these districts you are not fifty or sixty miles from railway, schools or churches or in a rough unknown country. Shipping facilities are excellent, schools are constructed wherever it is possible to secure pupils, while church services are held in all towns and in a great many country school houses. In other words these are civilized communities, peopled mostly by Canadians and Americans who have come west to better their fortunes and who are law-abiding, peaceful citizens. **THEY ARE ALL PROSPEROUS AND THERE ARE THOUSANDS OF OPPORTUNITIES TO FOLLOW THEIR EXAMPLE.**

There are no huge rocks to move, or stumps to plow around as in Eastern Canada. No clearing of brush or expensive draining to do. **ALL THAT IS REQUIRED IS THE PLOW.**

Compare the condition of our farmers with that of the average farmer of Ontario, where but a bare living is earned and by the hardest labor. Compare our results with that of the Western States where land is double the price. Compare the percentage of our returns with those of the \$100 or \$200 per acre land in the Middle States. Compare our opportunities for speculation with any part of the continent

Remember this is "The Last West."

OUR LAND IS ALL Personally inspected.

Price, Terms and Full Description

Given on Application.

Any other information cheerfully furnished.